

WHARTON COURT, HOOLE LANE, CHESTER

OFFERS IN EXCESS OF £175,000

- CHAIN FREE
- PRIVATE BALCONY OVERLOOKING CANAL
- LIFT ACCESS FROM THE CAR PARK
- ELECTRIC HEATING AND HOT WATER
- TWO BEDROOMS, TWO BATHROOMS
- SEPARATE LAUNDRY CUPBOARD

DWELL

WHARTON COURT, HOOLE LANE, CHESTER

2 BED | 2 BATH | 1 RECEPTION

A beautifully presented two-bedroom, second-floor apartment enjoying a delightful canalside setting, with a private balcony overlooking the Shropshire Union Canal, spacious open-plan living accommodation and two bathrooms, all within easy walking distance of Chester City Centre and the vibrant suburb of Hoole.

Situated within the attractive Wharton Court development, this superb apartment offers an excellent combination of contemporary living, picturesque surroundings and a highly convenient location. With its bright, well-presented interior, attractive wooden flooring and wonderful views across the canal, the property is perfectly suited to first-time buyers, professionals, downsizers or investors looking for a stylish home close to everything Chester has to offer.

The heart of the home is the impressive open-plan living, dining and kitchen area, creating a bright and welcoming space that is ideal for both everyday living and entertaining. The living area comfortably accommodates generous seating and dining furniture, while large windows allow natural light to flood the room. French doors open onto a Juliet balcony, offering lovely views towards the canal and surrounding greenery, providing a peaceful backdrop to this inviting living space.

The kitchen is seamlessly incorporated into the open-plan layout and is fitted with a stylish range of contemporary wood-effect wall and base units, complemented by contrasting grey work surfaces and stainless-steel detailing. Integrated appliances include an oven, electric hob and extractor hood, while a breakfast bar provides the perfect spot for casual dining and creates a natural separation between the kitchen and living area.

Both bedrooms are well-proportioned doubles, finished in a bright, neutral colour scheme with attractive wooden flooring. A particularly appealing feature is that both bedrooms benefit from direct access to the private balcony overlooking the canal, providing a wonderful outdoor seating area where you can enjoy a morning coffee, relax in the sunshine or simply take in the peaceful waterside surroundings.

The principal bedroom benefits from its own en-suite shower room, complete with a shower enclosure, wash hand basin and WC. The second bedroom is equally versatile, making it ideal for guests, family members or those requiring a dedicated home office. A separate family bathroom, fitted with a bath, wash hand basin and WC, completes the accommodation. The apartment also benefits from useful built-in storage cupboards.

Externally, Wharton Court is an attractive red-brick apartment development occupying a lovely













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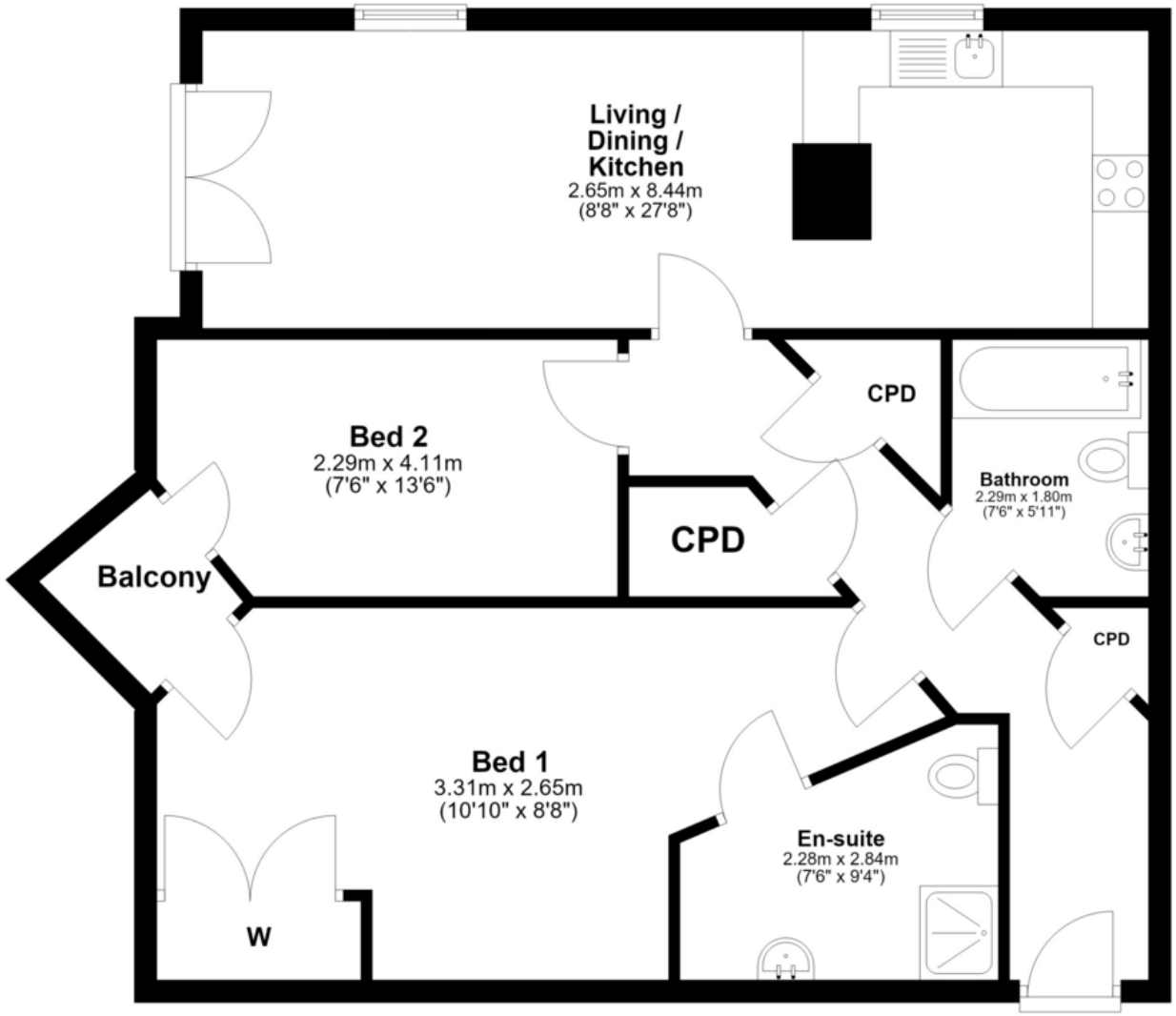






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Second Floor



TOTAL FLOOR AREA 803 sq ft / 75 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band D

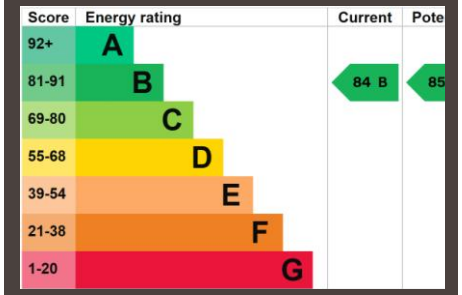
LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Leasehold (132 Years)

SERVICE CHARGE (PA)
£1,380

GROUND RENT (PA)
£210

EPC



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